

MINUTES
Worcester Planning Board
December 14, 1994

Planning Board Members Present: John Reynolds, Chairman
 Joan Bagley
 Joseph McGinn
 George Russell
 Joseph Sova

Staff Present: Michael Caforio, DPW Engineering
 Alan Gordon, OPCD
 Diana Collins, OPCD
 Judith Stolberg, OPCD
 Hugo Cardenas, OPCD
 David Holden, Code Enforcement

Comprehensive Planning Discussion - Room 303 (4:00 P.M.):

After a discussion concerning a draft proposal submitted by Alan Gordon regarding Parking Plan Approval procedures, the Board suggested a system be worked out, coordinated by OPCD, whereby DPW, Code Enforcement and OPCD would review and approve parking plans containing between 9 and 14 spaces with the Board ratifying these approvals in the same manner they ratify ANR plans. Alan Gordon introduced Hugo Cardenas, the new GIS staff person, to the Board.

Dinner Break (4:30 P.M.)

Regular Meeting (5:30 P.M.) - City Council Chamber

1. **Call to Order:** The Chairman called the meeting to order at 5:30 P.M.
2. **Approval of Minutes - November 2, November 16 and November 30, 1994:** Upon a motion by George Russell and seconded by Joseph Sova, the Board voted unanimously to approve the minutes.
3. **Zoning Ordinance Amendment - Teen Centers:** Notice of the hearing was read by the Clerk. The Chairman opened the hearing and asked if anyone wanted to offer testimony either for or against. No one wished to speak. Upon a motion by Joseph Sova and seconded by Joan Bagley, the Board voted unanimously to close the hearing. Upon a motion by George Russell and seconded by Joseph Sova, the Board voted unanimously to recommend amending Article IV, Section 2, Table 4.1 - Permitted Uses By Zoning Districts by adding the following items:

21. TEEN/YOUTH CENTERS: BO-1.0, Special Permit; BO-2.0, Special Permit; BL-1.0, Special Permit; BG-2.0, Special Permit; BG-3.0, Special Permit; BG-4.0, Special Permit; BG-6.0, Special Permit; ML-0.5, Special Permit; ML-1.0, Special Permit; ML-2.0, Special Permit; MG-0.5, Special Permit; MG-1.0, Special Permit; MG-2.0, Special Permit;

The Board advises that Article I, Section 2 - Definitions be amended by adding the following definition of a Teen/Youth Center:

TEEN/YOUTH CENTER: A place, structure, area or other facility used for and providing a program mix of recreational, educational and drop-in programs generally open to the teen/youth public and designed to accommodate and serve significant teen/youth segments of the community.

4. 851-861 Grafton Street - Site Plan Approval: Upon a motion by George Russell and seconded by Joan Bagley, the Board voted to grant Site Plan Approval with the following conditions:
 - * Subject to the Zoning Enforcement Officer's determination that the parcel complies with all other relevant provisions of the Zoning Ordinance.
 - * The appropriate soil erosion and sediment control measures should be installed and maintained throughout construction to the satisfaction of the Code Commissioner.
5. 517 Park Avenue - Site Plan Approval: Upon a motion by Joan Bagley and seconded by Joseph Sova, the Board voted unananimously to grant Site Plan Approval with the following conditions:
 - * Revised plan, which incorporates resolution of issues raised in the November 10, 1994 letter from Department of Public Works, be submitted to OPCD.
 - * Subject to the Zoning Enforcement Officer's determination that the parcel complies with all other relevant provisions of the Zoning Ordinance.
 - * The appropriate soil erosion and sediment control measures should be installed and maintained throughout construction to the satisfaction of the Code Commissioner.
6. Souther Drive - To Make Public: Upon a motion by Joseph Sova and seconded by Joan Bagley, the Board voted 4-1 to recommend a priority 5.

7. **Westmont (Villages of Moreland Green) - Phases II, III and IV:** Upon a motion by George Russell and seconded by Joseph Sova, the Board voted to set bonds as follows:

Phase II:	Existing Bond - \$57,000.00
	Bond Release - \$37,000.00
	New Bond - \$20,000.00
Phase III:	Existing Bond - \$46,400.00
	Bond Release - \$37,400.00
	New Bond - \$ 9,000.00
Phase IV:	Existing Bond - \$46,000.00
	Bond Release - \$30,000.00
	New Bond - \$16,000.00

The work completion date is July 1, 1995 with a bond expiration date of September 1, 1995 for all three phases.

8. **Fantasia Estates - Extension of Completion Date:** Upon a motion by Joseph Sova and seconded by Joan Bagley, the Board voted unanimously to extend the work completion date to January 30, 1995.

9. **Plans To Be Ratified:**

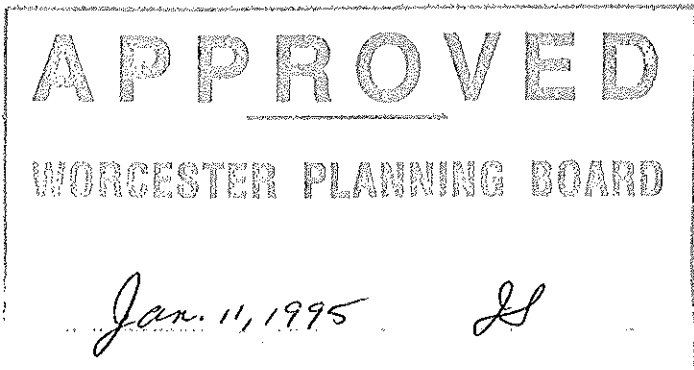
- #4659 West Chester Street & Burman Avenue
- #4660 Montclair Drive
- #4661 Santoro Road

10. **January Meeting Date:** The next meeting was set for January 25, 1995 with the possibility of a meeting on January 11, 1995 if needed.

Other Business:

Flint Pond Village - Phase II: Upon a motion by Joan Bagley and seconded by Joseph Sova, the Board voted unanimously to correct an error in the performance bond letter dated June 16, 1992 which listed Lot #41 instead of Lot #42 on the partial covenant release.

The Chairman adjourned the meeting at 6:30 P.M.



CITY OF WORCESTER
PLANNING BOARD DECISION

PLEASE TAKE NOTICE

DATE: December 20, 1994

At a meeting held on December 14, 1994 the Worcester Planning Board voted unanimously to approve the Definitive Site Plan Approval application filed by Brian Fitzgerald.

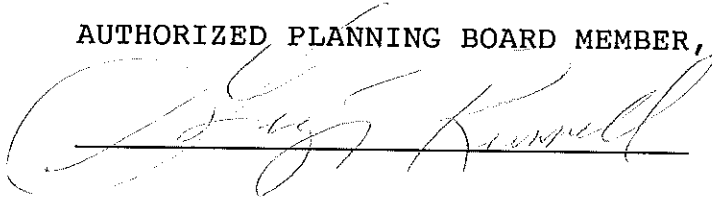
The petition involves the rehabilitation of an existing building for a doughnut shop with a driveway, regrading of parking lot and upgrading an existing house for a professional office on a parcel located at 851 and 861 Grafton Street, Worcester, Massachusetts.

Proper notice on October 5, 1994 was given for the meeting by the Planning Board.

The Definitive Site Plan Approval was granted with the following conditions:

- * Subject to the Zoning Enforcement Officer's determination that the parcel complies with all other relevant provisions of the Zoning Ordinance.
- * The appropriate soil erosion and sediment control measures should be installed and maintained throughout construction to the satisfaction of the Code Commissioner.

AUTHORIZED PLANNING BOARD MEMBER,



Doug Russell

DATE:

12-21-94

CITY OF WORCESTER
PLANNING BOARD DECISION

PLEASE TAKE NOTICE

DATE: December 20, 1994

At a meeting held on December 14, 1994 the Worcester Planning Board voted unanimously to approve the Definitive Site Plan Approval application filed by Robert Leclerc.

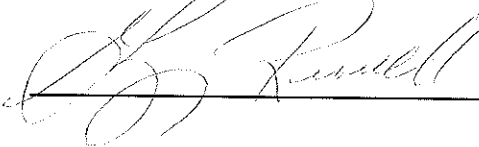
The petition involves the modification of an existing parking lot and construction of an office/business building on a parcel located at 517 Park Avenue, Worcester, Massachusetts.

Proper notice on November 30, 1994 was given for the meeting by the Planning Board.

The Definitive Site Plan Approval was granted with the following conditions:

- * Revised plan, which incorporates resolution of issues raised in the November 10, 1994 letter from Department of Public Works, be submitted to OPCD.
- * Subject to the Zoning Enforcement Officer's determination that the parcel complies with all other relevant provisions of the Zoning Ordinance.
- * The appropriate soil erosion and sediment control measures should be installed and maintained throughout construction to the satisfaction of the Code Commissioner.

AUTHORIZED PLANNING BOARD MEMBER,



DATE:

12-21-94